

FOR SALE

Chicago Self Storage Portfolio

FOUR INSTITUTIONALLY-OWNED FACILITIES



Managed by Metro Self Storage® on behalf of the institutional owner

2341 W. 135TH PLACE, BLUE ISLAND, ILLINOIS

The four-property Portfolio of institutionally-owned self storage facilities is located throughout metropolitan Chicago. The Portfolio consists of recently renovated self storage facilities comprised of approximately 167,211 square feet of rentable space with 1,871 storage units. An additional 106,700 square feet of industrial space is contained at the property located at Dickens Avenue. The Portfolio has both exterior and interior expansion opportunities at each location, totaling 65,489 square feet. Properties feature infill locations with prominent signage and are situated along high-traffic thoroughfares. The locations each feature excellent population densities from 121,000 to 480,000 within three miles. The Portfolio is professionally managed by Metro Self Storage® on behalf of the institutional owner.

The properties opened between 2004 and 2006, and feature both single-story and multi-story buildings, interior units, exterior drive-up units, and climate controlled and standard units. Properties have extra large heated interior loading areas, ample parking, wide driveways, spacious retail offices and bright lighting throughout. Security features include 24/7 digital surveillance, video monitors, digital key pad access, automated gates, and perimeter fencing. These features provide an attractive invitation to drive-by consumers. Over the past year, ownership has invested nearly \$600,000 in capital improvements to the Portfolio.

The facilities provide a value-added opportunity by reconfiguring the current unit mix, implementing an aggressive lease-up strategy, and phased expansion to maximize revenue. Purchasers may maintain Metro Self Storage® or rebrand with new management. Properties may be purchased individually. The Portfolio represents an ideal opportunity for an investor or operator to gain immediate market share in the dynamic Chicago market.

EXCLUSIVE AGENTS:

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OFFERING HIGHLIGHTS

- Institutional-Ownership
- Opened in 2004 to 2006
- Densely Populated Neighborhoods
- Major Thoroughfares
- Value-Add Opportunity
- State-of-the-Art Renovations
- Four Individual Facilities: 38,000 sq. ft. to 150,000 sq. ft.
- Properties May be Purchased Individually
- Properties Unencumbered by Financing
- Self Storage: 167,211 sq. ft.
- Existing Industrial Space: 106,700 sq. ft.
- Storage Expansion Potential: 65,489 sq. ft.



CREATING VALUE THROUGH EXPERIENCE

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345 N. WESTERN AVENUE, CHICAGO, ILLINOIS

Size Gross:	88,186 sq. ft.
Size Rentable:	49,936 sq. ft.
Storage Units:	557
RV/Vehicle Spaces:	14
Existing Gross Potential Rental Income:	\$761,328
Occupancy (April 2009):	50.2%
Expansion Size Rentable:	12,897 sq. ft.
Expansion Gross Potential Rental Income:	\$178,682
Year Opened:	2005
Price:	\$3,000,000

2341 W. 135th PLACE, BLUE ISLAND, ILLINOIS

Size Gross:	70,419 sq. ft.
Size Rentable:	51,685 sq. ft.
Storage Units:	513
RV/Vehicle Spaces:	7
Existing Gross Potential Rental Income:	\$640,968
Occupancy (April 2009):	47.2%
Expansion Size Rentable:	7,704 sq. ft.
Expansion Gross Potential Rental Income:	\$94,664
Year Opened:	2004
Price:	\$2,300,000

5921 W. DICKENS AVENUE, CHICAGO, ILLINOIS

Size Gross:	154,045 sq. ft.
Size Rentable:	40,170 sq. ft.
Storage Units:	374
RV/Vehicle Spaces:	59
Existing Gross Potential Rental Income:	\$635,764
Occupancy (April 2009):	67.3%
Industrial Size Rentable:	106,700 sq. ft.
Industrial Gross Potential Income:	\$372,389
Expansion Size Rentable:	37,285 sq. ft.
Year Opened:	2004
Price:	\$3,500,000

4906 W. MADISON STREET, CHICAGO, ILLINOIS

Size Gross:	47,868 sq. ft.
Size Rentable:	25,421 sq. ft.
Storage Units:	427
RV/Vehicle Spaces:	10
Existing Gross Potential Rental Income:	\$459,396
Occupancy (April 2009):	26.4%
Expansion Size Rentable:	7,603 sq. ft.
Expansion Gross Potential Rental Income:	\$134,706
Year Opened:	2006
Price:	\$1,500,000



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